MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

0' 60' 120'
GRAPHIC SCALE 1" = 60' (US Survey Feet)

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LEGEND

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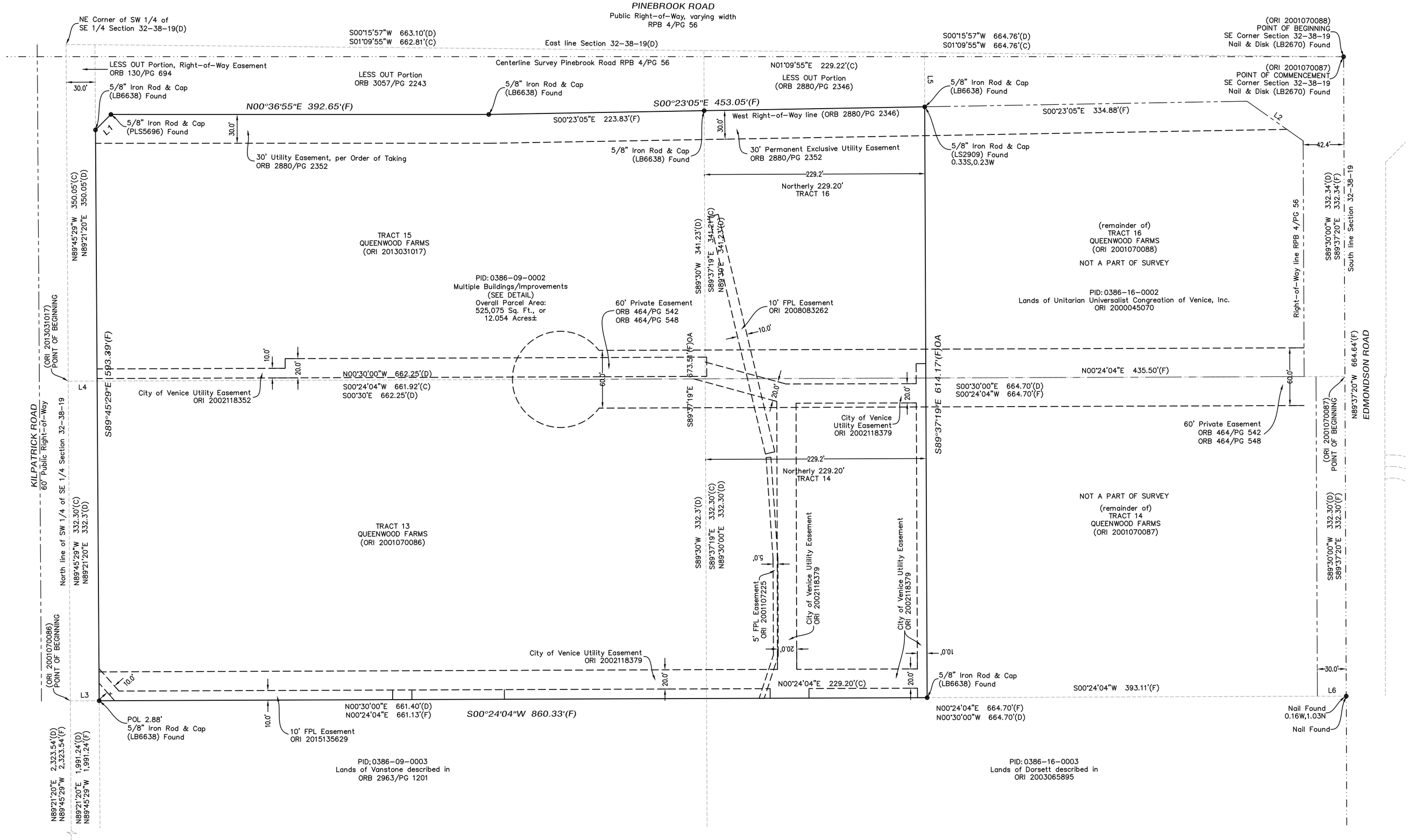
- Gas Valve
- Gas line marker
- Palm Tree
- Oak Tree
- Pine Tree
- Citrus Tree
- Banyan Tree
- Spot Elevation

(R) Radial
(NR) Non-Radial
(D) Deed
(P) Plat
(F) Field
(C) Calculated.
CB Chord Bearing
CH Chord Distance
A Arc Distance
D Delta
L Line
C Curve
OA Overall
N: Northing
E: Easting
STA Station
OS Offset
R Right Offset
L Left Offset
WIT Witness Corner
POL Point on-line
PCP Permanent Control Point
PRM Permanent Reference Monument.
PID Parcel Identification Number
ORB Official Records Book.
ORI Official Records Instrument
PG Page.
FB Field Book.
PB Plat Book.
DB Deed Book.
CCR Certified Corner Record
NGS National Geodetic Survey
FDEP Dept. of Environmental Protection
FDOT Dept. of Transportation
FIRM Flood Insurance Rate Map
BFE Base Flood Elevation
NAD North American Datum
NAVD North American Vertical Datum
NGVD National Geodetic Vertical Datum
LS Licensed Surveyor
LB Licensed Business.
PLS Professional Land Surveyor.
RLS Registered Land Surveyor.
PSM Professional Surveyor & Mapper
MTS Minimum Technical Standards
A/C Air Conditioner
FF Finish Floor Elevation
GF Garage Floor Elevation
WIN Weir Invert
INV Pipe Invert
MES Mitered End Section
EOP End of Pipe
GAS Gas Main
STM Storm Drain
SAN Sanitary Main
SFM Sanitary Force Main
RUW Reuse Water Main
IRR Irrigation Line
W Water Main
FS Fire Service
FDC Fire Department Connection
UGE Underground Electric
UGT Underground Telephone
UGTV Underground Television
OE Overhead Electric
UNK Unknown

Spot Elevation

Historic Channel, scaled from Aerial



LINE TABLE		
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L2	S35°49'07"W	71.51'(F)
L3	S00°24'04"W	30.00'(F)
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CERTIFIED TO:

Island Village Montessori Charter School, Inc.

Map of BOUNDARY & TOPOGRAPHIC SURVEY

SITUS ADDRESS:
2341 KILPATRICK ROAD,
NOKOMIS, FLORIDA 34275

DATE: 9/3/2019 FB: -- PG: --
PROJECT NO. 190023
SEC. 32 TWP. 38 S. RGE. 19 E.
PARCEL ID: 0386-09-0002

FIELD DC
DRAWN DC
CHECK HN

	REVISION	DRAWN	DATE
1.	Update Boundary/Foundation Spot Survey	DC	3/17/20
2.			
3.			
4.			

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(as provided by the Client)

PARCEL DESCRIPTION

Parcel "1" (ORI 2001070086)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 38 South, Range 19 East; thence North 89°21'20" East along the 1/4 1/4 Section line, 1991.24 feet for a Point of Beginning; thence continue North 89°21'20 East, 332.3 feet; thence South 00°30' East, 662.25 feet; thence South 89°30' West, 332.3 feet; thence North 00°30'00" West, 661.40 feet to the Point of Beginning, being known as Tract 13, Queenwood Farms.

Parcel "2" (ORI 2001070087)

THE NORTHERLY 229.20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

TRACT 14, UNRECORDED PLAT OF QUEENWOOD FARMS, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°30'00" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 32, 332.34 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°30'00" WEST, 332.30 FEET; THENCE NORTH 00°30'00" WEST, 664.70 FEET; THENCE NORTH 89°30'00" EAST, 332.30 FEET; THENCE SOUTH 00°30'00" EAST, 664.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN, AND BEING A PART OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

Parcel "3" (ORI 2001070088)

The northerly 229.20 feet of the following described lands:
Begin at SE corner of Section 32, Township 38 South, Range 19 East; thence South 89 degrees 30' West along the South Boundary of said Section, 332.34 feet; thence North 00 degrees 30' 00" West 664.70 feet; thence North 89 degrees 30' East, 341.23 feet to the East boundary of said Section 32; thence South 00 degrees 15' 57" West, along said East Boundary 664.76 feet to the POB; being also known as Tract 16 of the unrecorded plat of Queenwood Farms, Sarasota County, Florida.

Less the property deeded to Sarasota County for road right-of-way for Edmondson & Pinebrook Road per Warranty Deed in OR Book 2880, Page 2346, and subject to drainage and utility easements to Sarasota County recorded in OR Book 2880, page 2349 and OR Book 2880, page 2352, of the Public Records of Sarasota County, Florida.

Parcel "4" (ORI 2013031017)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 38 South, Range 19 East; thence North 89°21'20" East, along the 1/4 - 1/4 Section line, 2,323.54 feet for a Point of Beginning; thence continuing North 89°21'20" East, 350.05 feet to the Northeast corner of the Southeast 1/4 of Southeast 1/4, said Section 32; thence South 00°15'57" West along the East boundary of said Section 32, 663.10 feet; thence South 89°30' West, 341.23 feet; thence North 00°30'00" West, 662.25 feet to the Point of Beginning; being also known as Tract 15, of the unrecorded Plat of Queenwood Farms.

Less and except right-of-way to Sarasota County for Kilpatrick Road as described in O.R. Book 130, Page 694; and except right-of-way for Pinebrook Road as described in O.R. Book 3057, Page 2243, all of the Public Records of Sarasota County, Florida.

SURVEYOR'S REPORT

1. SURVEY TYPE: This map represents a Boundary and Topographic Survey (per Standards of Practice, 5J-17 F.A.C., per Ch. 472 F.S.), depicting visible, above ground, permanently fixed improvements, and surface spot elevations only. Ownership of fences and/or any other improvements shown hereon has not been determined as a part of this survey.

2. DESCRIPTION: The Parcel Description, as shown herein, has been provided by the Client.

3. COORDINATE & BEARING BASIS: Coordinates and/or Bearings shown hereon are based on Grid. Reference Florida State Plane Coordinate System, Zone West (FL-W), North American Datum of 1983 (NAD83), horizontal adjustment year 2011. Derived by redundant GPS RTK observation, using FDOT Virtual Real-time Network Solution. Reference line being the South line of Section 32, with a Bearing of N.89°37'20"W.

4. UTILITIES/UNDERGROUND LOCATIONS: Underground improvements and/or utilities, those including, but not limited to; foundations, stem-walls, septic tanks, drainfields, wells, conduits, irrigation, and/or other utilities, which are not visible above ground and therefore have not been included as a part of this survey, unless as shown hereon. Those shown herein are based on compiled record data, and do not purport to reflect all underground utilities and have not been field verified.

5. TITLE COMMITMENT: This map has been prepared without the benefit of a Commitment for Title Insurance, or Title Policy Opinion. The survey shown herein is subject to those exceptions, covenants, conditions and restrictions of record that a subsequent title search may disclose. There may or may not exist easements of record, or by claim, that affect the parcel shown hereon.

6. FLOOD ZONE: The parcel described herein appears situated in Flood Zone X and Zone X-S (Shaded), per FIRM 12115C0243F, Map Effective Date November 4, 2016 and per FIRM 12115C0331F, Map Effective Date November 4, 2016. Information shown herein is subject to topographic verification and has been scaled from said map. The Approximate Flood Zone Line is a horizontal extrapolation based on planametric features and graphic plotting and not hydraulic or topographic information, therefore it is only approximate.

7. Pinebrook Road Right-of-Way shown hereon as per Sarasota County Road Plat Book 4, Page 56, Public Records of Sarasota County, Florida. No other information regarding right-of-ways, either existing or proposed, has been provided to, nor pursued by the undersigned for the purpose of this survey.

8. ZONING REGULATIONS & SETBACKS: Information regarding Zoning and/or Setbacks have not been provided to, nor pursued by the undersigned Professional Land Surveyor, and therefore have not been included as a part of this survey.

9. HAZARDOUS SUBSTANCES NOTICE: There may or may not exist hazardous or harmful substances on or below the grounds surface, within the soil over and/or across the parcel as described herein, or a portion therefrom, Geosurv, LLC does not perform determination or identification of such hazardous, or potentially hazardous, substances and therefore have not been included as a part of this survey.

10. SURVEY LIMITATIONS: Boundary Surveys by no means represent a determination on whether properties will or will not flood. The land within the boundaries of this Boundary Survey may or may not be subject to flooding and or standing water.

11. SURVEY VALIDITY NOTICE: Not valid without the original signature and embossed seal of a Professional Land Surveyor. Reuse of this survey for any purpose other than intended, without written authorization of the undersigned Professional Land Surveyor, will be solely at the risk of the user without liability to the undersigned. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

12. Gross Parcel Area is 525,075 Square Feet, or 12.054 Acres±

13. All distances shown herein are U.S. Survey Feet, unless otherwise noted.

14. ELEVATION DATUM REFERENCE: Elevations shown hereon reference the North American Vertical Datum of 1988 (NAVD88).

15. JURISDICTIONAL LANDS: There may or may not exist other, if any, wetlands and/or environmentally protected lands over or across the parcel described herein, which have not been identified or delineated as a part of this survey.

16. PREVIOUS SURVEY REFERENCE: Reference made to previous survey prepared by Britt Surveying, Inc., LB6638, project number 16-06-19, dated 06/10/16.

SURVEYOR'S CERTIFICATE

I, the undersigned registered Professional Land Surveyor, do hereby certify that a survey was performed, under my direct supervision, on the parcel described herein and for the purpose stated herein, also that; in my professional opinion, said survey meets the Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers, in Chapter 5J-17, FAC. Furthermore, the map shown hereon is a true and correct representation of said survey to the best of my knowledge and belief.

September 3, 2019
Field Survey Date

STATE OF FLORIDA
HAROLD E. NOON JR.
PROFESSIONAL SURVEYOR AND MAPPER
LS 6248

Harold E. Noon, Jr.
Professional Surveyor and Mapper

GEOSURV SURVEYING & MAPPING
5707 19th Street W.
Bradenton, Florida 34207
Tel. 877.407.3734
Fax 866.624.5163
www.geosurveygroup.com L.B. 7731 info@geosurveygroup.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
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STA Station
OS Offset
R Right Offset
L Left Offset
WIT Witness Corner
POL Point on-line
PCP Permanent Control Point
PRM Permanent Reference Monument.
PID Parcel Identification Number
ORB Official Records Book.
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CCR Certified Corner Record
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LS Licensed Surveyor
LB Licensed Business.
PLS Professional Land Surveyor.
RLS Registered Land Surveyor.
PSM Professional Surveyor & Mapper
MTS Minimum Technical Standards
A/C Air Conditioner
FF Finish Floor Elevation
GF Garage Floor Elevation
WIN Weir Invert
INV Pipe Invert
MES Mitered End Section
EOP End of Pipe
GAS Gas Main
STM Storm Drain
SAN Sanitary Main
SFM Sanitary Force Main
RUW Reuse Water Main
IRR Irrigation Line
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FS Fire Service
FDC Fire Department Connection
UGE Underground Electric
UGT Underground Telephone
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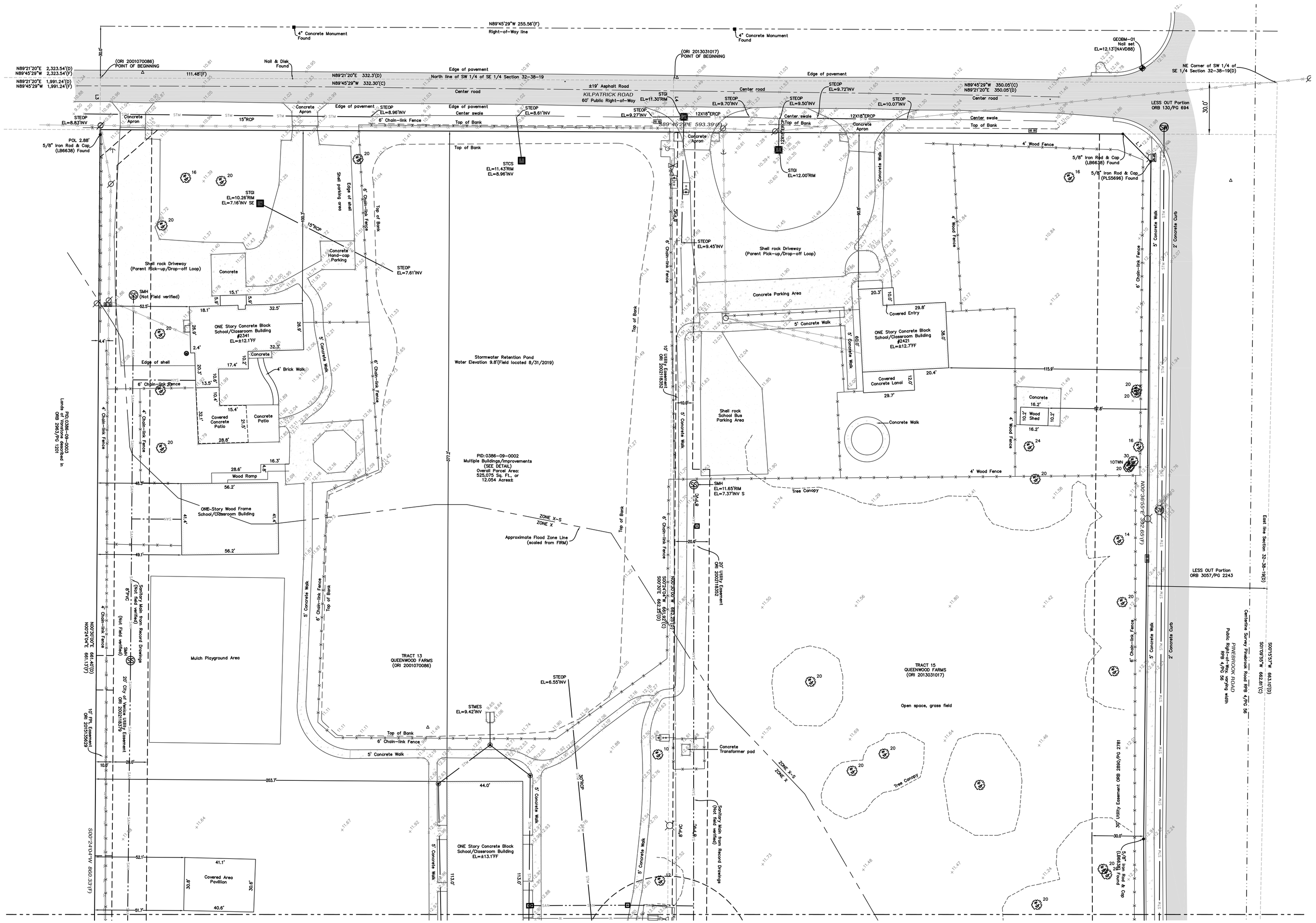
OE Overhead Electric
UNK Unknown

Spot Elevation

Historic Channel, scaled from Aerial



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SITUS ADDRESS:
2341 KILPATRICK ROAD,
NOKOMIS, FLORIDA 34275

DATE: 9/3/2019 FB: -- PG: --
PROJECT NO. 190023
SEC. 32 TWP. 38 S. RGE. 19 E.
PARCEL ID: 0386-09-0002

FIELD: DC
DRAWN: DC
CHECK: HN

	REVISION	DRAWN	DATE
1.	Update Boundary/Foundation Spot Survey	DC	3/17/20
2.			
3.			
4.			

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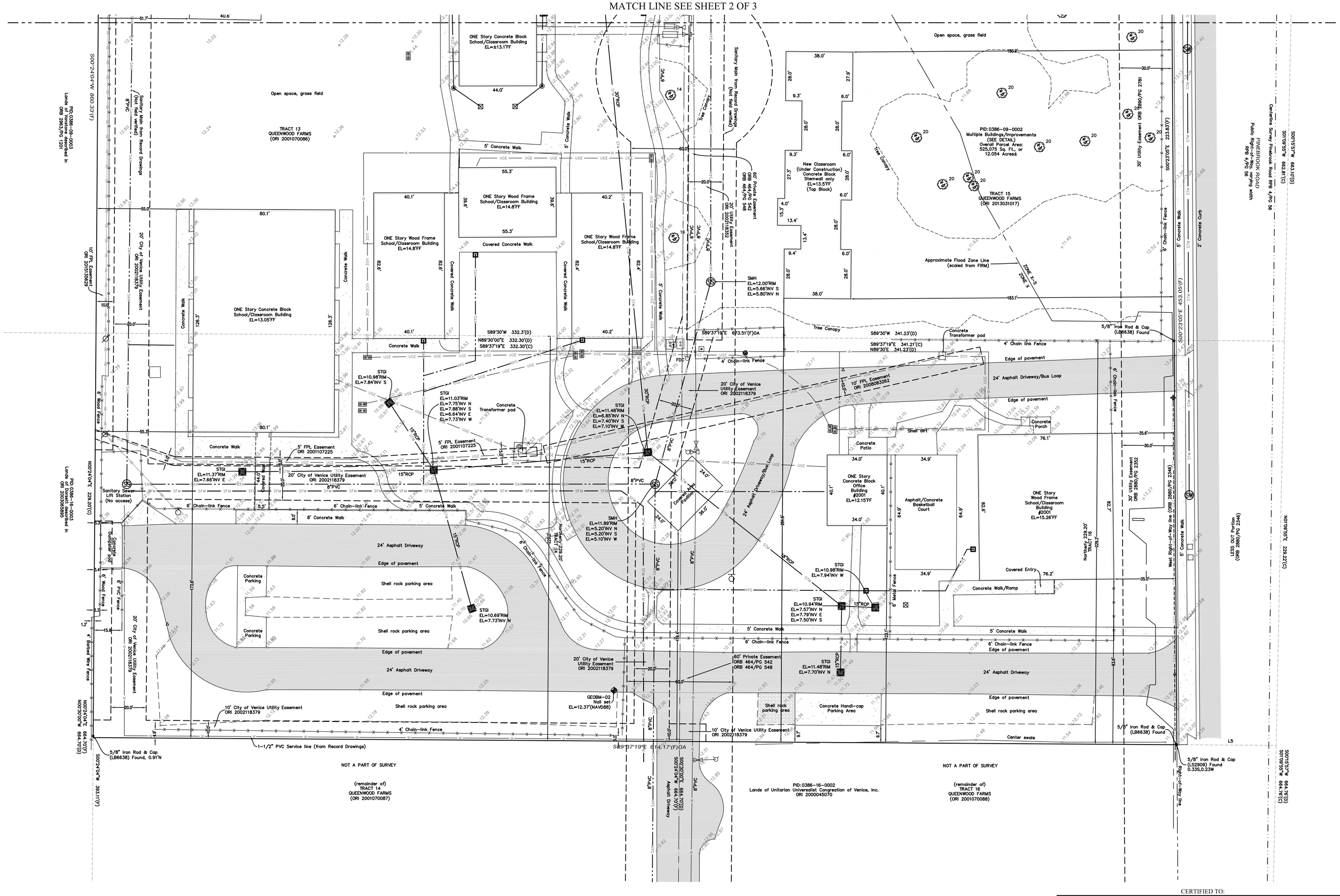
MATCH LINE SEE SHEET 2 OF 3



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